

January 31, 2017



Planning Department Newsletter

BOARD OF ADJUSTMENT REVIEWS KAMIAK ELEMENTARY SCHOOL APPLICATION

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On January 19, the city's Board of Adjustment opened a public hearing to review a conditional use permit application from the Pullman School District to develop the proposed Kamiak Elementary School near the west end of NW Terre View Drive on Military Hill. This new school would encompass approximately 71,000 square feet of floor area and accommodate up to 450 students. The subject property is located within an R2 Low Density Multi-Family Residential zoning district. According to the zoning code, schools are classified as "conditional uses" in residential districts, and such uses are allowed only if the Board of Adjustment grants approval for them at a public hearing.

At the hearing on the 19th, planning department staff provided background information regarding the application and presented its recommendation to approve the permit subject to 12 conditions related to public works improvements, additional parent drop off/pick up space in the parking lot, and facility setbacks and screening. The Board then took testimony from a total of 20

individuals. Representatives from the school district advocated for the proposed school, noting that the facility would assist in accommodating student enrollment growth and help in addressing the state mandate to limit class size. Several community members opined that, while they are in favor of locating the facility at the subject property, the school should not begin operations until a second public road (besides Terre View Drive) is constructed to the property, primarily to ensure public safety in the event that one of the access routes is blocked. School district representatives said they are in favor of establishing multiple access routes to the proposed school, but they are opposed to attaching a condition to the application that would require a second access to the school, primarily because the school district does not own the land where this second access would be located, and therefore, the district has no control over the cost, design, and development of this second access.

Planning staff reminded the Board that one of the 12

suggested conditions of approval in this case involves looping the proposed water line for the school so that it connects to an existing water line. Staff said the most likely location



At the hearing, staff said the most likely location for the proposed water line would be between Greyhound Way (shown above) and the extension of Terre View Drive.

for this looped water line would be between Terre View Drive and Greyhound Way, and mentioned that the public works department is currently coordinating with the owner of that property to attempt to create a gravel driveway over the top of the future water line that could serve as an emergency vehicle route. Some who spoke at the hearing, including the police and fire chiefs, indicated that the establishment of a gravel driveway as a second access would be acceptable.

After hearing this testimony, the Board closed the public input portion of the hearing. It requested additional information from staff related to this case, and continued the hearing to 7:30 p.m. on Thursday, February 2 in the City Hall Council Chambers.

“MIX ON MAIN” PROPOSAL EXPANDED

As reported in the November 2016 edition of our newsletter, Fields Holdings, LLC of Los Angeles submitted application materials last fall for “The Mix on Main” project at 425 E. Main Street. The original proposal involved the demolition of the Washington Federal Bank building and the construction of a five-story building on that property that would accommodate commercial uses, parking, and 82 apartments.

This week, the applicant submitted a revised application that involves an expansion of the proposal. The new documentation from Fields Holdings, LLC states that, in addition to full use of the bank building site, the project would consume the land currently occupied by the Chevron gas station/convenience store at 485 E. Main Street. The planned structure would contain 9,000 square feet

of retail area on the ground floor (including space for the Washington Federal Bank), 98 apartments on the upper stories, and two levels of enclosed parking (providing 150 total parking spaces). The building is still proposed to be five stories in height.



The revised proposal involves demolition of both the Washington Federal Bank building and the Chevron gas station/convenience store facility. This image provides a view of the proposed building along Main Street, with the Chevron station property in the foreground.

The expanded property involved in this revised “Mix on Main” proposal is approximately 49,400 square feet in size. According to the zoning code, the standard number of apartments that can be established on a parcel is based on a formula of no more than one apartment per 1,000 square feet of land area. The code includes a provision that allows for a doubling of this housing density (at a rate of one apartment maximum per 500 square feet of land area) if the applicant receives a conditional use permit for this intensification. The Board of Adjustment decides upon conditional use permit requests after soliciting citizen input at a public hearing. In this case, Fields Holdings, LLC has filed a conditional use permit application to request permission

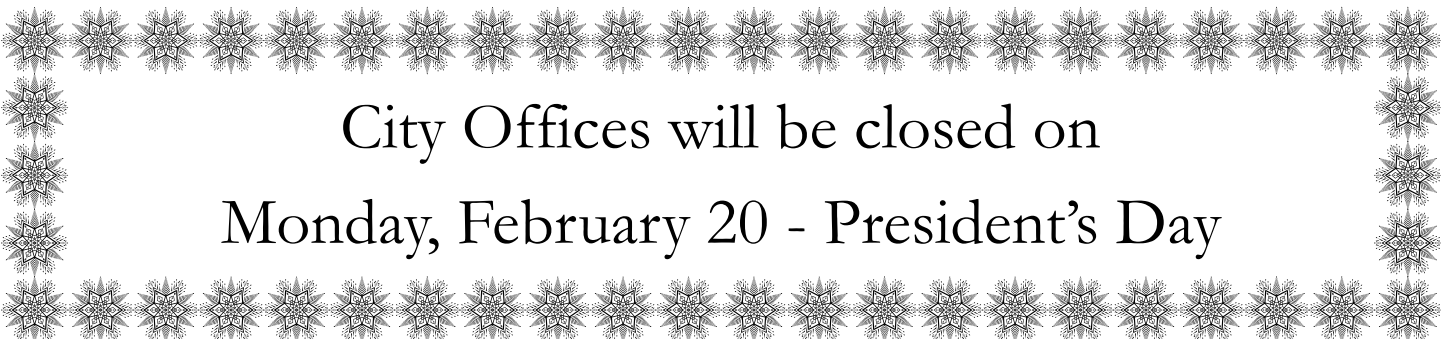
for the increased density involved in the 98 proposed apartments.

Also, a portion of the subject property is located within the 100-year floodplain, and the zoning code states that no new residential structure containing dwelling units is allowed in the floodplain unless the owner is granted a variance by the Board of Adjustment at a public hearing. Consequently, the applicant has filed the necessary paperwork to initiate this zoning code variance request.

The Board of Adjustment public hearings related to the conditional use permit and the floodplain variance will be conducted simultaneously. The date for these hearings will be scheduled following city staff review of the application materials.

OPEN HOUSE UPCOMING FOR COMPREHENSIVE PLAN REVISION

As mentioned in last month’s newsletter, the planning department is coordinating with consultant David Evans and Associates, Inc. on the next phase of the Comprehensive Plan revision, pertaining to the formulation of a preferred land use plan for the community. Towards that end, the planning team is creating several different scenarios for potential future growth patterns, and the department expects to present maps depicting these various scenarios at an open house to be conducted in the near future. Watch for announcements coming out soon about the date and time of this open house event.



City Offices will be closed on
Monday, February 20 - President’s Day



Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	staff and consultant preparing for upcoming open house
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to stakeholder questionnaire
Shoreline Master Program (SMP) Update	revise city's SMP in collaboration with Whitman County	Citywide	CC adopted SMP Update on 3/29/16; staff transmitted documentation for review by DOE
Woo Annexation	annex 2.3-acre parcel to city	1240 NW Davis Way	CC approved Notice of Intent to Annex on 10/25/16; staff awaiting Petition to Annex
Valley Road Street Vacation	vacate 1,500-square-foot portion of Valley Road right-of-way	1245 NE Valley Road	PC recommended approval on 1/25/17
Polaris Place Street Vacation	vacate 4,700-square-foot portion of Polaris Place right-of-way	between 1425 and 1445 NW Orion Drive	staff awaiting information from applicant
Presbyterian Church Zone Change (Z-16-3)	rezone 33,000-square-foot lot from R1 to C1	1530 NE Stadium Way	PC recommended approval on 1/25/17; CC meeting to be scheduled for February
Serene Summit Preliminary Plat	divide 50 acres into 99 lots for residential development	southeast of Old Wawawai Road/SR 195 intersection	staff asked applicant to revise application materials
Sundance South Preliminary Plat	divide 21.5 acres into 81 lots for residential development	between S. Grand Avenue and Sundance Court	staff asked applicant to revise application materials
Paradise Hills No. 8 Subdivision Preliminary Plat	divide 43.2 acres into 76 lots for residential development	south of NW Terre View Drive/NW Marshland Street intersection	staff awaiting complete application materials
The Mix on Main Housing Density Conditional Use Permit Application (C-16-3) and Floodplain Variance Application (V-16-6)	establish 98 apartments on 1.13-acre site located within the floodplain	425 and 485 E. Main Street	staff reviewing application materials; simultaneous BOA hearings to be held as early as February
Kamiak Elementary School Conditional Use Permit (C-16-4)	construct 71,000-square-foot elementary school for up to 450 students on 12.0-acre parcel	west end of NW Terre View Drive	BOA initiated hearing on 1/19/17 and continued hearing to 2/2/17
Harrington Garage Setback/Lot Coverage Variance (V-17-1)	expand garage resulting in 5-foot rear setback and 43 percent lot coverage in R2 zone	230 NW Olsen Street	staff reviewing application materials; BOA hearing to be held as early as February

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KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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PROJECT	DESCRIPTION	LOCATION	STATUS
Olson Setback/Lot Coverage Variance (V-17-2)	construct apartment building in R4 zone with 5-foot side setback and 60 percent lot coverage adjacent to R2 zone	1025 and 1045 NE Alpha Road	staff awaiting complete application materials
St. James Episcopal Church Special Valuation Application	obtain special property valuation for past improvements	600 NE Oak Street	city received notice from county 8/18/16; staff requesting complete application materials
Zlatos House Special Valuation Application	obtain special property valuation for past improvements	630 NE Garfield Street	city received notice from county 10/5/16; staff requesting complete application materials
McCulloch House Historic Register Nomination	add single family house to local historic register	1110 NE Indiana Street	staff reviewing application materials; HPC meeting scheduled for 3/13/17
Manning Administrative Variance Application (AV-17-1)	develop 8-plex building with pitched roof	450 NE Oak Street	staff reviewing application
Birch Hills Apartments Phase 2 site plan (16-14)	construct 100 apartments on 7-acre parcel	2200 block of NE Westwood Drive	staff reviewing revised site plan
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff requested applicant to revise site plan
SEL 2454 Industrial Building site plan revisions (16-16)	construct 165,000-square-foot industrial/office building on 10-acre parcel	2454 NE Andrus Drive	staff approved site plan 1/27/17
Fuel Pump Station Relocation site plan (16-19)	replace existing city fuel station with new 2,900-square-foot facility	725 NW Guy Street	staff reviewing revised site plan
Alpha Apartments site plan (16-20)	demolish existing buildings and construct 12 apartments on 16,652-square-foot site	1025/1045 NE Alpha Road	staff requested applicant to revise site plan
Airport Terminal Parking Lot Expansion site plan (16-21)	construct 130-stall parking lot for airport terminal	3200 Airport Complex North	staff requested applicant to revise site plan
Valley Road Apartments site plan (16-23)	develop 10 apartments on 14,850-square-foot lot	1235 NE Valley Road	staff requested applicant to revise site plan
Avalon Health Care Center site plan (16-25)	build 51,660-square-foot care facility on 4.8-acre site	1060 SE Clearwater Drive	staff reviewing revised site plan
910 Indiana Street Duplex site plan (16-26)	construct duplex on 6,042-square-foot lot	east side of NE Indiana Street between Howard and Garfield Streets	staff reviewing revised site plan
Bishop Professional Building site plan (17-1)	construct 6,300-square-foot medical office building and 2,500-square-foot commercial building on 1.7-acre site	northeast corner of SE Bishop Boulevard/SE Harvest Drive intersection	staff reviewing site plan
Delta Gamma Sorority House Addition site plan (17-2)	demolish part of house and construct 8,900-square-foot addition to structure	715 NE Linden Street	staff reviewing site plan

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